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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

HSBC BANK USA, N.A., AS TRUSTEE FOR
THE LMT 2006-7 TRUST FUND,

Case No. 2:17-cv-00016-RFB-EJY

Plaintiff,

vs.

ESTRELLA II HOMEOWNERS'
ASSOCIATION, a Nevada non-profit
corporation; SFR INVESTMENTS POOL 1,
LLC, a Nevada limited liability company;

**~~PROPOSED~~ SUPPLEMENTAL ORDER
GRANTING SFR INVESTMENTS POOL
1, LLC'S MOTION FOR SUMMARY
JUDGMENT**

Defendants.

SFR INVESTMENTS POOL 1, LLC,

Counter/Cross Claimant,

vs.

HSBC BANK USA, N.A., AS TRUSTEE FOR
THE LMT 2006-7 TRUST FUND; ASHAR
W. MUJTABA, an individual,

Counter/Cross Defendants.

Before the Court came Estrella II Homeowners' Association's ("Association") Motion for Summary Judgment [ECF No. 50] and SFR Investments Pool 1, LLC's ("SFR") Motion for Summary Judgment [ECF No. 51] each against HSBC Bank USA, N.A., as trustee for the LMT 2006-7 Trust Fund ("Bank"). Having considered the Bank's respective Responses [ECF Nos. 53

1 and 54] and SFR and the Association's respective Replies [ECF Nos. 56 and 57], and for all the
2 reasons stated on the record, the Court rules as follows:

3 IT IS HEREBY ORDERED that SFR's Motion for Summary Judgment is **GRANTED** and
4 the Association's Motion for Summary Judgment is **GRANTED**. The nonjudicial foreclosure sale
5 conducted on July 1, 2014 extinguished all junior interests in the Property, including the deed of
6 trust recorded as Instrument No. 20060526-0002958. As a result, the Bank, its successors or
7 assigns, has no enforceable lien, interest or property right in the real property located at 6243
8 Copper Light Street, Las Vegas, Nevada 89081; Parcel No. 124-25-512-057.

9 Additionally, as a result of the Association's foreclosure sale, Ashar W. Mujtaba, his
10 successors or assigns, has no right, title or interest in the real property located at 6243 Copper
11 Light Street, Las Vegas, Nevada 89081; Parcel No. 124-25-512-057.

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The Court further finds that there is no basis to support the lis pendens in this case as Bank has no existing interest in the Property. The lis pendens recorded against the Property in the Official Records of the Clark County Recorder as Instrument No. 20150512-0002931 and Instrument No. 20170113-0000966 shall therefore be expunged.

DATED: August 23, 2019



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

Submitted by:

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